

042.A

0001

0007.B

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

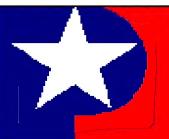
449,200 / 449,200

USE VALUE:

449,200 / 449,200

ASSESSED:

449,200 / 449,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		WARREN ST, ARLINGTON

OWNERSHIP

Owner 1:	LUKACHKO SARAH S	Unit #:	1
Owner 2:	LUKACHKO STEPHEN P		
Owner 3:			

Street 1: 133 WARREN ST #1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GARRITY DONALD P -

Owner 2: -

Street 1: 156 BROOKS AVE

Twn/City: Arlington

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Clapboard Exterior and 981 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7190																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	449,200			449,200		220297
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	449,200	0	.	.	449,200		Year end	12/23/2021
2021	102	FV	436,800	0	.	.	436,800		Year End Roll	12/10/2020
2020	102	FV	430,600	0	.	.	430,600	430,600	Year End Roll	12/18/2019
2019	102	FV	444,700	0	.	.	444,700	444,700	Year End Roll	1/3/2019
2018	102	FV	394,900	0	.	.	394,900	394,900	Year End Roll	12/20/2017
2017	102	FV	361,300	0	.	.	361,300	361,300	Year End Roll	1/3/2017
2016	102	FV	361,300	0	.	.	361,300	361,300	Year End	1/4/2016
2015	102	FV	329,500	0	.	.	329,500	329,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
GARRITY DONALD	31762-125		8/29/2000		276,000	No	No	4		14489

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/22/2019	708	Porch	56,188	C					7/12/2018	Measured	DGM	D Mann
1/23/2013	101	Redo Bat	8,240	C					5/16/2001	External Ins	PM	Peter M
7/22/2011	735	Re-Roof	8,650									

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
5/16/2001	External Ins	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good												
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 2 - Clapboard				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: YELLOW				A Kits:	Rating:												
View / Desir: N - NONE				Frl: 1	Rating: Very Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1925	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor: 1 - 1st Floor													
Const Mod:				% Own: 45.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			No Unit	RMS	BRS	FL						
Prim Int Wal 2 - Plaster				Functional:		%		1	5	2	1						
Sec Int Wall: 1 - Drywall	%			Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors: 4 - Carpet	%			Total:	4.6 %												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				SUB AREA					
Subfloor:				Basic \$ / SQ: 305.00				Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.98000199													
Insulation: 2 - Typical				Adj \$ / SQ: 403.516													
Int vs Ext: S				Other Features: 75000													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 470849													
% Com Wal		% Sprinkled		Depreciation: 21659				Juris. Factor:		Before Depr:	403.52						
				Deprecated Total: 449190				Special Features: 0		Val/Su Net:	457.90						
								Final Total: 449200		Val/Su SzAd:	457.90						
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:				Year:		Color:							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 042.A-0001-0007.B																	
More: N				Total Yard Items:				Total Special Features:				Total:					
AssessPro Patriot Properties, Inc																	
																	